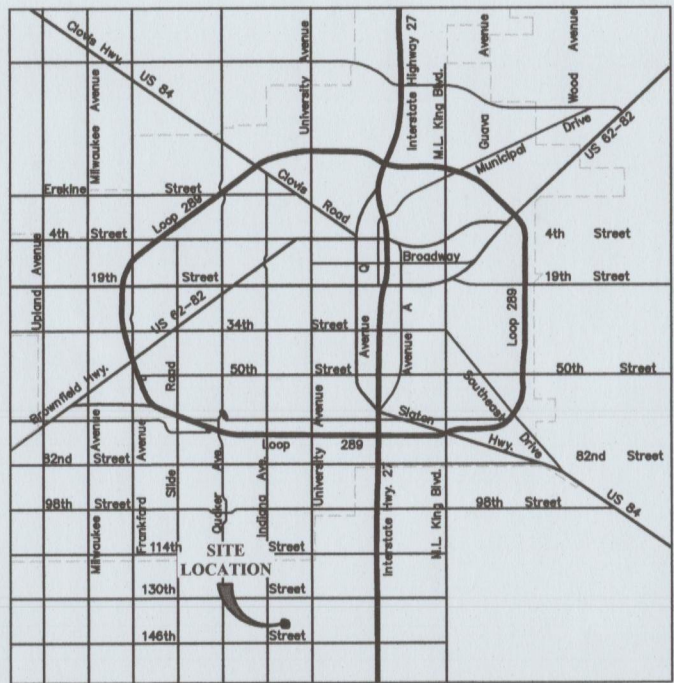
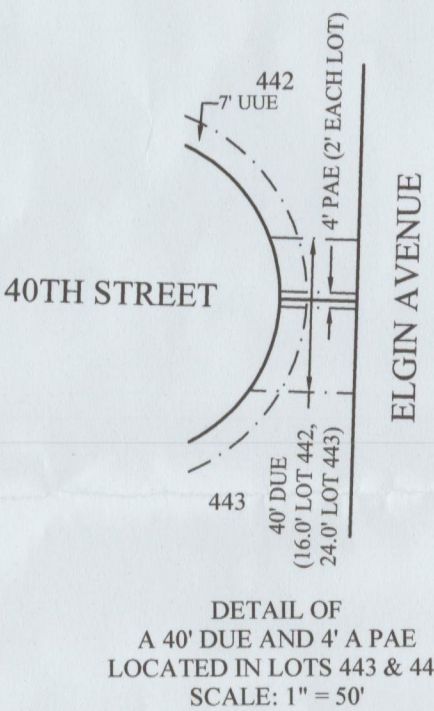


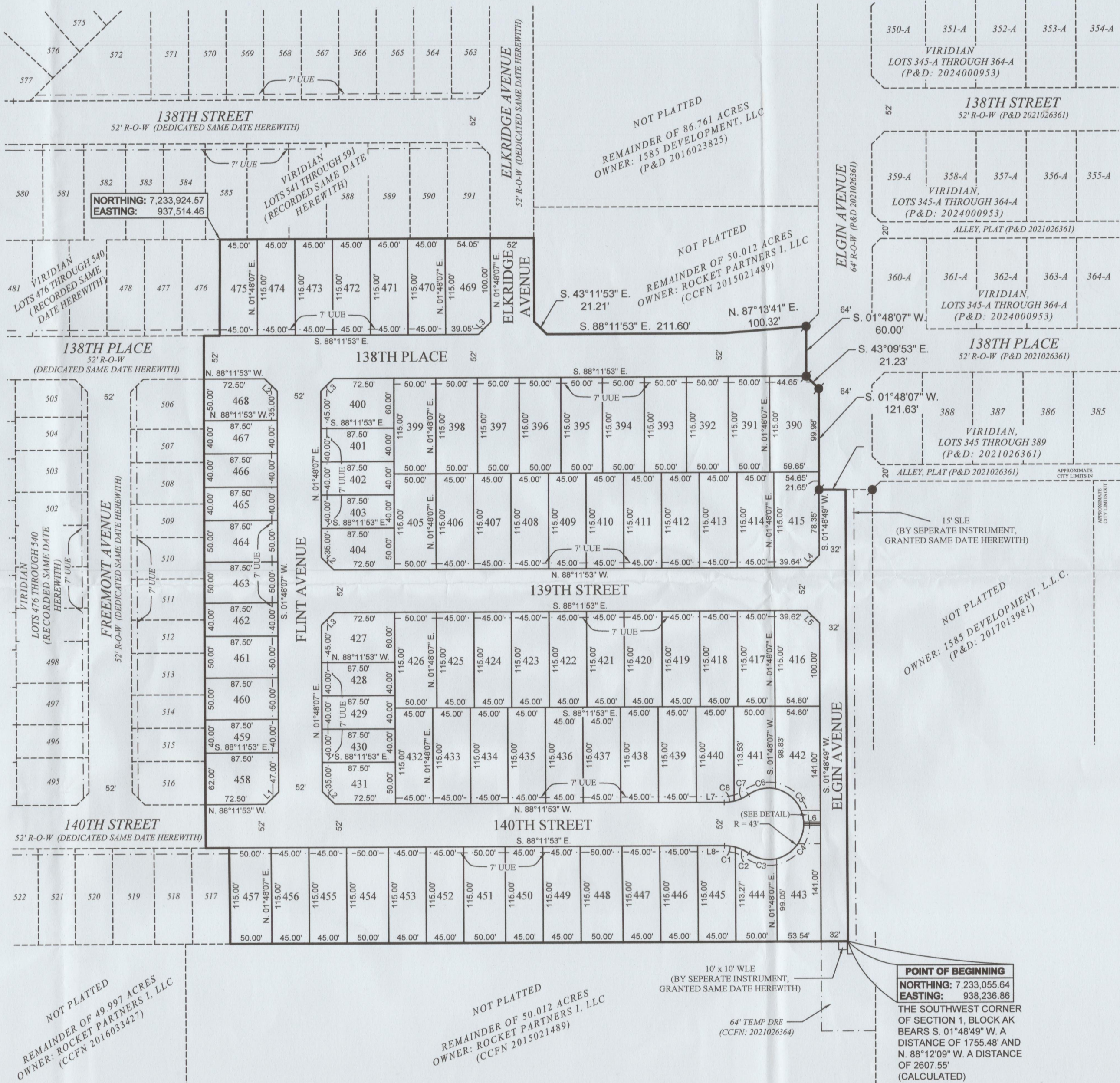


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S. 46°48'07" W.	21.21'
L2	N. 43°11'53" W.	21.21'
L3	N. 46°48'07" E.	21.21'
L4	S. 46°48'28" W.	21.22'
L5	S. 43°11'32" E.	21.21'
L6	N. 88°11'53" W.	20.00'
L7	N. 88°11'53" W.	32.97'
L8	S. 88°11'53" E.	31.97'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00'	13.18'	15°06'09"	13.14'	S. 80°38'48" E.
C2	50.00'	17.53'	20°05'30"	17.44'	S. 63°02'59" E.
C3	43.00'	35.92'	47°51'29"	34.88'	S. 76°55'59" E.
C4	43.00'	58.04'	77°20'10"	53.73'	N. 40°28'12" E.
C5	43.00'	59.06'	78°41'54"	54.53'	N. 37°32'50" W.
C6	43.00'	34.89'	46°29'45"	33.95'	S. 79°51'21" W.
C7	50.00'	18.57'	21°16'31"	18.46'	S. 67°14'44" W.
C8	50.00'	12.15'	13°55'08"	12.12'	S. 84°50'33" W.



NOTES:

- HEAVY LINES INDICATE PLAT LIMITS.
- ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
- NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT AND INFRASTRUCTURE AND FINAL DRAINAGE ANALYSIS ACCEPTANCE BY THE LUBBOCK CODE OF ORDINANCES.
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 37.01 OF THE LUBBOCK CODE OF ORDINANCES.
- ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
- ALL EASEMENTS HEREIN GRANTED SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS, OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
- ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
- MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
- UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APPURTENANCES. ALL SURFACE APPURTENANCES SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT TO INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.

● = FOUND 1/2" IRON ROD WITH A CAP MARKED "HUGO REED & ASSOC." (PMRD)

PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY
CCFN = COUNTY CLERK'S FILE NUMBER
P&D = PLAT AND DEDICATION NUMBER (CCFN)
DUE = DRAINAGE AND UNDERGROUND UTILITY EASEMENT
R-O-W = RIGHT-OF-WAY
UUE = UNDERGROUND UTILITY EASEMENT (SEE NOTE 8)
WLE = WATER LINE EASEMENT

ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.
BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,233,544.964 AND EASTING: 938,319.644. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-) 01°50'34.05" AND THE COMBINED SCALE FACTOR IS 0.99974898.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 13.870 ACRES OF LAND.

APPROVED THIS 13 DAY OF June, 2024,
BY THE DIRECTOR OF PLANNING, OR DESIGNEE, OF THE CITY OF LUBBOCK, TEXAS.

Kristen Dwyer
DIRECTOR OF PLANNING

KNOW ALL MEN BY THESE PRESENTS:
THAT I, LANDON MERRITT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466
LUBBOCK, TEXAS

SURVEYED: APRIL 25, 2024



SECTION 1, BLOCK AK, E.L. & R.R. RR. Co. SURVEY, ABST. No. 199

AMD
AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500
Accuracy - Efficiency - Integrity
PROPERTY OWNER: BETENBOUGH HOMES, LLC.
ADDRESS: 6305 82ND STREET, LUBBOCK, TEXAS 79424
PHONE: 806-797-9494
JOB NUMBER: 230814
V.B.V.
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